150 HOUSES FOR SALE

BYRON PRICE REALTY
1314 QUADRA STREET

CONSIDERED BUILDING? IF SO, IN VICTORIA IT COSTS LESS TO BUY THE BEST IN CONSTRUCTION

This is what a former NHA inspector says:
"Undoubtedly Vickery Construction Builds the best house in Victoria."
This has been said before by unbiased people who are continually inspecting homes but because of their positions they are not permitted to make public statements. The Vickery house is not only the best house, it also costs less. 3-bedroom homes at $10.50 per square foot. It costs less because the large discounts obtained by quantity purchases are passed on to you. Its efficiency savings resulting from job specialization are passed on to you. For example, a carpenter can produce a better cabinet in less time if he does nothing else but build cabinets. This same type of specialization is operated in each phase of the construction of a Vickery home. Consider the other savings.
A choice of over 200 plans—Free.
A legal contract—Free.
Plus the most extensive services to help you.
NHA funds.
According to the Financial News there is a shortage of NHA funds. We are fortunate to have a good sum of NHA moneys.
Did you ever stop to think how unusual it is for a Real Estate firm to tell the public in print about the construction company it represents? Frankly we are very proud of the achievements of Vickery Construction. Our representatives will show you our homes under construction and bring some of the plans to your home for you to peruse. Also we have the greatest selection of building lots in Victoria. Phone EV 5-2458. Now—anytime.
Even if you own a home and are considering selling, talk to our representative.

Now Is the Time to Build
NAME YOUR OWN DOWN PAYMENT

Choose your plan from our FREE PLANS SERVICE. Choose your lot from our EXCLUSIVE selection on ST. CHARLES ST., SHERWOOD OAKS in Cadboro Bay, HUNTINGDON PARK off High Quadra, or SAN JUAN AVE. in Gordon Head. NHA 25-year loan at 6%.
JACK MacKAY, EV 5-2458 or res. EV 2-9644.

CARNARVON
3 Bedrooms

Close to PARK and SCHOOLS. Ideal location for family. Large L-shaped living room with dining area and spacious kitchen. Ample living area. Bedrooms are large with good cupboards. Full basement; has area for rumpus room. Automatic oil heating. Driveing garage. Full Price, with terms ... $13,750
To view, call Gordon Marshall, GR 9-2725, Jack Pelton, EV 4-2784, or Sam Paterson, EV 5-8592.

BARGAIN
FULL PRICE $7550

Four-year-old 2-bedroom stucco bungalow with charming living room and fireplace. Ideal for elderly or young couple. No steps. This is a bargain at this price. Just a few moments' drive to city centre. Situated on a good street in Mount View district.
Down payment $3,800
Phone Gordon Marshall, GR 9-2725
Sam Paterson, EV 5-8592
Jack Pelton, EV 4-2784

NEW HOMES $2750 DOWN

We can offer you the choice of 3 beautiful 3-bedroom delights near University School. All modern features including many extras. See the large living room with homey hearth, dance around the dream kitchen. Full basement, O-O-M heating. Country-like lot with trees. Easy terms and look at the full price, only ... $11,950
EV 5-2485, Bernard Shaw, EV 2-9709, Dorne Cornish, EV 3-7018.

AS LOW AS $400 CASH
No Gimmicks

Yes, we can build an NHA 3-bedroom home, full basement, oil furnace, on one of these lots. Size 71.5x115, priced from $950 to $1,500 for the above down payment which also includes the lot, providing you can pay $129 PM, taxes included, for a short period. Payments will then drop to $75 P.M. For further information call SAM PATERSON EV 5-8592, GORDON MARSHALL, GR 9-2725 or JACK PELTON, EV 4-2784 or office EV 5-2458.

LOTS NEW HOMES 10 MILE POINT HI QUADRA GORDON HEAD VIEW ROYAL CITY

Why not select your lot now for your new NHA home? Complete NHA building information, free plans and contract. We arrange financing. You can build your new home for as low as $500.00 DOWN. It will pay you to inquire. Call NELSON KRIENKE or MURRAY DUFF, EV 5-2458, any time.

NEWSTEAD
REALTY LTD.
766 Fort St. EV 2-8117

NHA — 3 BEDROOMS

For only $2,500 down you can move into this new home of LR and DR, large kitchen with eating area, 3 good bedrms, 4-pc vanity bath, full basement with oil heat and drive-in garage, on nice lot on improved street, close to schools, etc. For appointment to view call W. H. McMahon, EV 2-8117, eves. GR 7-1455.

NEW $10,950

Yes, it is new and the price is only $10,950 for this well-built home of LR with FP, DR, de luxe kitchen with mahogany cabinets and exhaust fan, two large bedrms, four-piece bath, full high basement with garage and oil heat, on the sewer and set on high well drained lot. Terms available. W. H. McMahon, EV 2-8117, eves GR 7-1455.

Cadboro Bay — $14,700

Quick possession of this well built 6-roomed stucco bungalow. Pleasing design. Thru hall plan. All oak floors, tinted 4-piece bathroom. Full high basement. Oil-O-Matic. N.H.A. loan of $9,000 at 5¼%. If you'd like to inspect this rare offering phone Alex Page, EV 5-6741, Northwestern Securities of Victoria Ltd., 631 Yates St.

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"NEVER A VACANCY"

Positively the very best apartment proposition the writer has ever seen! A sweeping statement? Indeed it is—but when you see these 11 de luxe suites you will then realize that this revenue proposition stands head and shoulders above anything else on the market. Just far enough from city centre to avoid the main traffic and noise; still, with first-class bus service. All new wiring and plumbing. Practically no deferred maintenance. Owner will consider your modern home or smaller revenue plus some cash. Moderate down-to-earth rent assures steady continuous tenancies and thus a conservative investment showing 12½% on full price of ... $55,000
Please call DON BACON to view, EV 5-6741 anytime.

"FAIRFIELD, VACANT" "CLOSE TO BEACH"

Ideal for a working couple or retired couple—15 years old, stucco exterior, and in first-class condition, inside and out. Fireplace in the cosy living room. 2 bedrooms. Oil-O-Matic heat. Full cement basement, drive-in garage. Lovely lot, nicely treed and shrubbed, situated on a lovely street, among lovely homey homes. Down payment $2,500. Excellent price and terms to a reliable couple. Phone MARY FRASER, nbw, EV 5-6741 or EV 5-4335.

"SOLARIUM FAMILY"

Is your family taking advantage of the wonderful work being done by our Solarium? Would you like to live nearby? Our client is moving to California and is offering her lovely home with its outstanding children's lounge, 3 bedrooms, rich mahogany kitchen and landscaped garden at bargain price to expedite a quick sale. Value indeed at ... $17,900
On family terms. Call MRS. WELLINGS at EV 5-6741 or GR 7-2769 at your convenience.

"CASTEL BIANCO"

A WHITE CASTLE! That is what this NHA-built duplex looks like. You can occupy a lovely 5½-room suite with 4-piece bathroom and every month collect $85 from a de luxe 5-room suite. Separate meters, heating and garages. All this on a ½-acre lot in the high Quadra area. Full price ... $18,000
On easy terms. For appointments, phone AKSEL PETERSEN, EV 5-6741 or EV 4-6571 anytime.

"SWIMMING"

Seafrontage. 2 lots landscaped, gracious 12-year-old home. 1,400 sq. ft., with a beautiful view. Only $21,000 or trade Uplands property.
ALSO
SPECIAL—$2,500 DOWN
Newly painted inside and out. 3 bedrooms, 1,100 sq. ft. and basement, oil heat. City. $60 monthly.
For appointments to view, call MRS. SIMPSON at EV 5-6741 or EV 5-5542.

"VACANT"

$2,000 down handles this brand-new 3 bedroom home. Move in tomorrow. Enjoy living in your own home. Living room 16x12, oak floors, electric cabinet kitchen, full basement, oil heat. Keep the car dry and warm in this drive-in garage. Full price only ... $11,700
Call S. SPAVEN, EV 5-6741; Evenings, EV 4-7013.

"MULTIPLE LISTING"

For information on Multiple listing your home for sale, call THOMAS GIBBS, EV 5-6741; res. EV 2-7468.

"CADBORO BAY"

Luxurious is the word for this 1,300 sq. ft., 3-bedroom home. Situated on the outskirts of Cadboro Bay. It is located on a quiet dead-end street where you can enjoy the country atmosphere, yet it is close to all the conveniences. This home features a large 13x22 living room with fireplace, plus an 11x10 dining room, also a spacious cabinet electric kitchen. The exterior is stucco with a Duroid roof. There is an excellent 5¼% mortgage on the property now. This is an exceptional buy on easy terms.
So hurry and call HOMER M. SMITH at EV 5-6741 or GR 7-1951 for an appointment to view.

"5¼% NHA"

Near golf clubs, six rooms one floor. Fully insulated. Choice area.
VERA PIPES or SYLVIA NIXON at EV 5-6741 anytime.

"GORGE AREA"

Three-bedroom home consisting of 1,100 sq. ft. Ten years old, large living room with wall-to-wall carpet, bright spacious kitchen and nook with a view. Price includes 40-inch electric range, Bendix washer, TV antenna. Drive-in garage, auto coal stoker. Only ... $10,500
$3,500 cash handles. TED CHARTRES, EV 5-6741 or EV 5-5508.

"BRAND NEW"

Living room with fireplace, 2 bedrooms and nice kitchen with nook. O-O-M heat, full basement. Only ... $10,450
And only $2,500 down. EV 5-6741 or GR 9-5460. CLARE VERBEEK.

"TERRIFIC VALUE"

Almost completed, modern stucco bungalow with L-shaped living-dining room, 2 bedrooms, full basement with package oil. In a new district, close to bus and schools. Take advantage of a contractor's winter work, and inquire now. Full price ... $10,000
with substantial down payment. RON de MONTIGNY, EV 5-6741.

"CLOSE VETERANS' HOSPITAL"

1-YEAR-OLD BUNGALOW
Very attractive, well-kept home, no steps, featuring panelled LR 18'x11' with Roman tile raised FP, 2 nice bedrooms, well-planned kitchen, bathroom, oak floors, elec HW, insulated. House and fenced lot, with trees, very easily maintained. $2,000 down, $70 per month. Almost new oil range included. See it his right away. Call SYDNEY COLE, EV 5-6741 or EV 3-4775.

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"Move Into These Immediately"

These homes are vacant at the moment and can be moved into immediately. A fairly low down payment will handle also. Phone me now please as they will sell quickly. Phone H. BITTERMAN, EV 5-6741.

"BEACON HILL PARK"

This older home is near park and sea. Has new siding, wiring and plumbing. All newly decorated and floors sanded. You can move in tomorrow. $1,000 down.
Full price ... $6950
MRS. JOHNSTON, phone EV 5-6741 or EV 2-5655.

"WATERFRONT—SOOKE"

Retire to this cosy 5-room modern bungalow, all city amenities. Good shallow pebbly beach, ideal for boat anchorage. Close to one of the best fishing areas on Van Island. Also duck and deer hunting. Modern cabinet kitchen, Heatilator fireplace, in good-size living room, 2 bedrooms and 3-piece Pembroke bathroom. See this at the LOW, LOW, PRICE of ... $6950
Call S. SPAVEN, EV 5-6741

"GROWING FAMILY"
NEEDS MORE ROOM

Have neat 2-bedroom bungalow with no steps on large lot. Ideal for retired couple. Oakland area.
Price ... $6500
Consider trade on 3-bedroom home. MRS. BACON, EV 5-6741.

"JOHN ST."

Newly stuccoed, two bedrooms. $4,200 cash or $4,650 with $750 down.
CLARE VERBEEK, EV 5-6741 or GR 9-5460.

FAIRFIELD REALTY
335 COOK STREET

OPEN HOUSE SAT., 2 TO 4.30
26 LINDEN
10 ROOMS
MUST BE SOLD

The vendor says, "Sell my house." She has instructed me to reduce the price from $12,000 to $10,950 and she wants action. This 6-bedroom home is a real steal at that price in this area. Whether you have a large family and want space, or a small family and want revenue, don't miss this. $5,000 down. Phone Sid Bentley, EV 5-9765; eves. EV 2-6600. I'll see you Saturday afternoon.

DUPLEX
FAIRFIELD

Lovely up-and-down duplex in most desirable rental area. Spacious suites with separate entrances, upstairs suite is furnished $165 per month revenue. Full basement, stucco exterior. Oil heat.
A real buy at ... $15,000
(Only $4000 Down)
To view call Joe Leibel, EV 5-9765; Eves. EV 3-1307

SPACIOUS HOME & LOT

5 rooms just on outskirts of city, dandy cream stucco bung. Full basement, drive-in garage, large living room, 21x18, with fireplace, dining room 15x12, two large spacious bedrooms, nice kitchen wired for range. This home is in spotless condition. Asking only ... $10,700
Easy terms with 6% interest.
Call Len LeDoux, EV 5-9765 anytime

OLDER

7 rooms, double plumbing, close in to city, could be duplexed. Apartment-zoned lot. Any reasonable offer.
Asking ... $5750

VACANT
2 YRS OLD

3-bedroom modern bungalow, LR with fireplace, dining room, all oak floors, cab elec kitchen, 4-pce bath, full basement, O-O-M heat. Drive-in garage.
Full price ... $12,500
(Only $2500 Down)
Call Joe Leibel, EV 5-9765; Eves. EV 3-1307

ANYONE BUILDING NHA CANNOT POSSIBLY GO WRONG

Regardless of which office a home is built through, your financial position in life is enhanced by owning real estate. It costs so many dollars to create a new home, and competition has kept prices within a few pennies from one contractor to another. If you gain price ways on the swings you lose it quality wise on the merry go round.
It has got to a situation of service, financing and personality of the individual you are dealing with.
Service will be given by any reputable business, financing will be limited to what funds are available (ours are unlimited). Personality, that is for you to decide.
We would like to be of service to you and help you with your NHA financing and let our personalities stand the test.

Please call Roy Green or S. Stephens, EV 4-9755 anytime.

Taylor Spittal

"DESPERATE VENDOR"

SELL OUR PROPERTY
SO WE CAN LEAVE!
—ARE MY INSTRUCTIONS

Live rent-free and put money in your pocket in this immaculate 3-suite housekeeping unit. Close in. Lovely treed lot. Low taxes. Bring your offers to the low, low price of only ... $8650
Call MRS. V. ROBERTS today at EV 5-6741 or EV 2-1984. Northwestern Securities of Victoria Ltd.

JAMES BAY, OLDER 3 BEDRM home in deceased estate. Needs some repairs. $1,000 down. Full price $4,310. Call B. Hindson, Pb. EV 3-7174, GR 7-1597. F. N. Cabeldu Ltd.

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

GORDON HEAD
Sea View
Custom Home

First time advertised. Attractive architecturally designed 3-bedroom home with many extras. Located in this exclusive area of Gordon Head, with an exceptional view of the sea below. Comprising large entrance hall with open stairway to basement. Smart electric cabinet kitchen with nook. L-shaped living-dining area with ceiling height Swedish fireplace. Open sundeck off living room. Wall-to-wall Viscoe carpet in main area of home, large bathroom with vanity and colored fixtures. Full basement with roughed-in rumpus room. Oil-O-Matic heat, dr-in garage. ... $19,450
Full price
To view call D. Munro, GR 7-1705, or office, EV 5-8704.

2 Bedrooms
5¼% NHA
Full Price $10,850

Ideally located for the small family or retired couple, attractive 5-yr.-old home in spick and span condition. Thru hall plan to good-size living room with fireplace, separate dining room, compact electric kitchen, two good-sized bedrooms, 4-pce. bathroom, oak floors throughout and fully insulated. Full basement, drive-in garage, hot-air heating. Well-kept lawns and garden area. To view call D. Munro, GR 7-1705, or office, EV 5-8704.

Low Down Payment

for this lovely bungalow located on approx. 1 acre lot with adjoining lot available. Home has all conveniences, nice LR with fireplace, family kitchen with automatic oil range. Two good bedrooms and utility. Fully landscaped. Full price ... $9960
Call Ken Jensen, EV 5-8704.

NEW NHA
1300 Sq. Ft.!
Panoramic View!

3 bedrooms, each double-sliding-door closets. Living room 13x27, picture window, corner fireplace. Dining room with French doors leading out to sundeck over double carport. Beautiful electric cabinet kitchen with dining area, fan over range. Thru hall to bedrooms. Full concrete basement, planned for 5-room suite or rumpus room. Full windows and separate entrance to basement. Automatic oil heat. Vacant. Immediate possession.
Full price ... $18,500
Terms. Exclusive listing with
C. Sinden, EV 3-0395
D. Dowsley, EV 5-2598
Office EV 5-8704

HIGH LOCATION
EARLY POSSESSION

Immaculate stucco, 2-BR bungalow, attractively landscaped, with high location overlooking the city. Built only 12 yrs ago and consisting of entrance hall, 22x14 ft.; living room with fireplace, separate dining room, elec cab kitchen, 2-pce bathroom, full basement with hot-air heat and drive-in garage. The down payment is low and priced at only ... $10,700
Call J. Moore, EV 2-3646, or office, EV 5-8704

Executive-Type Family Homes

Beautifully landscaped home, with outdoor swimming pool, near Uplands Golf Course, large living room with fireplace, large den with fireplace made in natural wood and double garage, dining room, kitchen, maid's room. Three bedrooms upstairs, master bedroom has tiled bathroom with shower. Large picture windows throughout, wrought iron railings and wall-to-wall carpet on hallway and stairway. Corner lot, one acre. Hot-water heat. Oil-O-Matic, copper piping.

ALSO

Large excellent home, beautifully landscaped, in approximate location. Possession in 10 to 12 mos.

Six-roomed dwelling, 3 rooms and bath downstairs, 3 rooms and room for bath upstairs. Has been recently panelled with wood panelling through most of the house. Pembroke Street ... $8200

Immaculate dwelling with large living room, kitchen with large breakfast area with door leading to patio over garage, 2 bedrooms with bath. Recreation room with fireplace in basement, 3-pce. with shower in basement. Quiet street and district ... $15,750

Listings of properties of all kinds solicited.
B. J. Marchant, eves. EV 5-2108; office, EV 5-8704.

HICKS REALTY LTD.
1710 Douglas Street EV 2-8104
Opp. Hudson's Bay Store

GORGE AREA

Try your down payment on this cute little 2-bedrm stucco home, beautiful HW floors, elec cab kit, OOM heat, in immaculate condition. See this, it won't last. Full price ... $8500
Bill Pelton, EV 2-5104 anytime.

WATER VIEW

This 4-yr-old home, owner built with many desirable and expensive fittings, has perfect view of the water, high secluded location, just a few moments from town. 3 bedrms, HW floors, OOM heat, 3-car garage, PC basement. Full price with terms ... $14,500
Mr. Davies EV 2-5104 anytime.

ELEVATION

A completely modern ranch type home on one acre of park and orchard. 1,649 sq. ft. of gracious living space. Faces south, beautiful views of water, Olympics and hills from every window. Entrance and thru hall, extra lge LR with 2 picture windows and circulating FP. Sep. DR, model kit with dining area. 2 bedrms with extra lge closets and mirrors, sun room with French doors to sundeck. Full basement with extra rms, double garage. Full price ... $23,500
with terms
For further particulars on this very desirable home, call P. G. Jackson, EV 2-5104 anytime.

DICKIE & CO.
REALTY & INSURANCE
833 Fort St., EV 2-4312, EV 5-4334

FRIDGE AND RANGE INCLUDED!

IMAGINE THAT! You get a modern refrigerator and electric range with this lovely 3-bedroom, 6-room home. Full concrete basement, drive-in garage. ALSO in the basement, a NEW FURNACE, AN EXTRA TOILET and LAUNDRY TUBS. Other features like large LIVING ROOM, DINING ROOM, KITCHEN and through hall, and and it is CLOSE IN and ½ a block to the city's best bus service. Cash to handle $2,000.
Full price ... $7900
Call Mr. Baird at EV 5-4334; eves., EV 4-0483.

GOING, GOING, GONE
OWNERS HAVE LEFT FOR ONTARIO

Four rooms, clean and tidy; oil range in lovely cab kitchen, combined with living room. Pembroke bath, very large utility room. Also car shed. This lovely little home is only 9 yrs old, and must be seen to be appreciated.
$3,000 cash. Only ... $5500
Call Mrs. Weir, EV 2-4312; eves., EV 2-5501

RETIRED COUPLE, IDEAL HOME with revenue, in choice location; self-contained duplex, $13,500. EV 2-2368.

150 HOUSES FOR SALE

BOORMAN'S
1290 TATTERSALL
OPEN FOR INSPECTION
SAT., JAN. 24
2-5 p.m. & 7-9 p.m.
SEE PICTURE ON FINANCIAL PAGE FRI. TIMES AND SAT. COLONIST

NEW NHA SUBDIVISION CAMROSE CRESCENT
OFF MAPLEWOOD
21 LOTS
Sewer & Blacktop Roads
Some Treed Lots,
Within 2½-Mile Circle

TWO AND THREE BEDROOM HOMES FROM $1400 DOWN, INC. LOT AND LEGAL FEES

FOR FURTHER DETAILS PLEASE CONTACT
ALLAN MUTCH, EVES., EV 2-0413

DE LUXE HOME
MT. DOUGLAS AREA
Immediate Possession
BRAND NEW OIL HEAT

Situated in a quiet location and featuring 19' LR with mahogany panelling on one wall and into dining area. Excellent grade hardware and light fixtures. Bathroom with cliffonier and large mirror, 2 bedrooms with sliding doors. Price ... $8950
Stan Cornish, eves. EV 3-5878.

$1000 DOWN
EXCLUSIVE

LARGE 4-ROOM STUCCO BUNGALOW OF APPROX. 1,120 SQ. FT., AND ONLY 10 YRS OLD. Spacious living room with wall-to-wall carpet and brick fireplace, 2 bedrooms, large kitchen with dining area. Full high basement with extra room and garage. Full price at this low payment
Only $10,500
T. Smith, eves., EV 4-7325

OAK BAY

A moderate down payment will buy this 5-room home plus den (all rooms on one floor), located on lovely street of attractive older-type homes in popular section of Oak Bay. Basement, auto oil heat. Garage. Nice level lot. Taxes only $123. Very good value at full price of ... $10,950
C. Kelly, EV 3-7124; res. EV 3-4864.
F. Long, EV 3-7124; res. EV 2-2516.

3 BEDROOMS
NEW NHA
$1977 DOWN

Completion by Feb. 1. Through hall plan, full basement, oil packaged heating. The construction of this home is excellent, many extra features. Time to choose your own fixtures and colors. Full price only ... $13,350
R. F. Harris, res., GR 7-2998

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

VICTORIA REALTY LTD.
1115 Douglas Street

TREES! PATIO! DEN! RUMPUS! OAK BAY!

First time offered. One year old. This home will come up to all your expectations. Landscaped front and rear. Large living room, dining room, 2 bedrooms (or 3 (den can be used as 3rd bedrm). The kitchen and bathroom are a woman' dream. Fan, cupboards galore! Utility room, 2-pce bathroom adjacent to rumpus! Absolutely spotless and tastefully decorated. Near the Uplands Elementary School. The price of ... $24,500
is most reasonable at today's and future predicted prices. Call me now. J. A. Dunick, EV 2-9145 or GR 9-3395.

3 BDRM – NHA $2000 DN

This new 3-bedroom home is located in choice growing area. Close to buses, schools and shopping, and features large LR with fireplace, family-sized dining room, beautiful large cabinet kitchen with nook area. All bedrooms are large. 4-pce. bathroom, full cement basement. Oil heat, drive-in garage. Don't miss the opportunity of seeing this home. Phone Vic Wilson, EV 2-9145, or eves. GR 7-1178.

ESQUIMALT
SOUTHERN EXPOSURE

Brand new 3-bedroom home in choicest location amid beautiful homes and gardens. Large living room, fireplace, low windows, present panoramic view of sea and mountains. Gracious dining room with sun deck, sheltered and facing the sea; most appealing kitchen with exhaust fan and cupboards, cupboards and more cupboards, 4-pce bath; extra large bedrooms, rumpus room in basement, extra washroom; oil heat; drive-in garage and patio in rear of house. Possession is immediate and terms are generous. Full price ... $18,000
Vic Wilson, EV 2-9145 or eves., GR 7-1178

HAYNES
YOU'LL SAY "THIS IS IT" WHEN YOU SEE IT

White stucco bungalow. Bright living rooms with windows south and west. Large kitchen and dining room combined. Cupboards, sink, etc., in a separate pantry. Through hall, two bedrooms, Pembroke bathroom. Automatic oil hot water heat with basement oil tank. Oil range heats water in winter; in summer water is heated by gas. Extra heated room in basement, suitable for a boy. Large, well-built workshop in garden, or good wet-dry playroom for children. Large lot all fenced. Drive-in garage. In lovely condition throughout. About $3,400 cash. Location near Quadra St. Price ... $11,900
Please ask for W. Jones, EV 3-8303 evenings.
ARTHUR E. HAYNES LTD
739 Fort St. EV 3-3823

$2,500 DOWN—DUPLEX
Close to sea and park, 4-room suite, fully-furnished, and a 5-room suite with den and electric kitchen. Automatic oil heat and a choice location. Call Edward C. Clark, EV 2-9145, or eves. EV 2-8536. Victoria Realty Ltd., 1115 Douglas.

150 HOUSES FOR SALE

Ker & Stephenson Ltd.

OAK BAY

CHARMING 4½-ROOM BUNGALOW ON A QUIET PAVED STREET. LARGE LIVING ROOM WITH OAK FLOORS, FIREPLACE AND UNIQUE DINING AREA. ELECTRIC CABINET KITCHEN AND UTILITY ROOM. TWO SPLENDID BEDROOMS (ONE TWIN SIZE) AND PEMBROKE BATHROOM. AUTOMATIC HEAT. GARAGE AND LOVELY SMALL GARDEN. VERY ATTRACTIVE HOME IN A NICE PART OF OAK BAY. PRICE
$11,900
EV 5-3411 E. J. Fatt EV 3-6536

Dean Heights
ATTRACTIVE
5-ROOM BUNGALOW

Smart 3-bedrm bungalow only 2 years old. Landscaping all done. Full basement, automatic oil heating. Very good value at
$13,975
Terms if required.
To inspect please phone
EV 5-3411 Mr. Daykin EV 2-0255

FAMILY SECLUSION EXCLUSIVE

This bungalow has six really large rooms on one floor, and a full basement with rumpus room, oil furnace and drive-in garage. The large garden is beautifully landscaped with many unusual flowering trees, and prize roses and good lawn, in the secluded back garden. Its location on a quiet street near playing fields makes it ideal for a family with children of all ages. 3933 PRESTWOOD in lovely Lake Hill can be yours for only $4,500 down and easy monthly payments. Full price
$14,500

4-BEDROOM NHA

Only $1,900 down for this new bungalow at Pear and Cedar Hill. Nearing completion. ... $14,850
Total price
Including lot and mortgage fees. A real chance to buy a lot of accommodation at a bargain price. One only available.
EV 5-3411 Mr Lemmon GR 9-6844

ESTATE SETTLEMENT

Opportunity to buy modern, year-old house with complete new furniture for six rooms, including TV, fridge, range, etc., at a greatly reduced price. Drive by 2821 WYNDEATT, front and rear, and note beautiful outside condition—inside is better. Please do not disturb invalid occupant but contact us for appointment to view. Full price, with good terms to good covenant, for fully furnished house:
$15,000
J. H. Ford — A. L. Wagner EV 5-3411

PROFESSIONAL MAN'S HOME
ROCKLAND AREA

LARGE MAHOGANY PANELLED RECEPTION HALL WITH POWDER ROOM. LOVELY DEN WITH FIREPLACE VERY ATTRACTIVE LIVING ROOM 22x15. GUEST-SIZE DINING ROOM AND SUN-ROOM. TWIN-SIZE BEDROOM WITH TILED BATHROOM. ELECTRIC CABINET KITCHEN WITH AUTOMATIC DISHWASHER AND GARBURATOR. TWO NICE BEDROOMS AND BATHROOM UPSTAIRS. SPLENDID RUMPUS ROOM WITH FIREPLACE OPENING ONTO A BEAUTIFUL GARDEN WITH POOL AND BARBECUE. G.E. HOT-WATER OIL HEATING. FULL BASEMENT. WASHROOM. COPPER PIPES AND GUTTERS. ROLLAWAY SCREENS. TELEPHONE JACKS AND MANY OTHER FEATURES IN THIS ATTRACTIVE INSULATED HOME. BEAUTIFUL CONDITION INSIDE AND OUT. PRICE ... $26,500
EV 5-3411 E. J. Fatt EV 3-6536

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

HI-QUADRA

Delightful 3-bedrm stucco bung, situated in semi-secluded area among the oaks. Split level design with practical and pleasing floor plan. Part bsmt with dr-in garage. Oil-O-Matic heat. Immediate occupancy. $3,000 will handle at the FULL PRICE of only ... $13,500
Phone G. Haney, EV 5-3435. Res. EV 2-2386.

OAK BAY JUNCTION

VERRINDER ST.—8-year-old two-bedrm stucco bungalow. Lge cab elec kit with lge dining area. Spacious LR with FP. This home is fully insulated, has an economical oil conversion furnace, drive-in garage. Well landscaped grounds. Full price ... $11,850
Good terms can be arranged. To view please call Ross Weber, EV 5-3435; res., EV 5-5433

DO YOU WANT A PLACE IN THE COUNTRY?

Comprises 2 bedrms, LR, 12x14, lge cab kit, 2-pce bath. This is on city water. Sep. garage. Property all cleared. Also has small chicken house and shed on property. Very good value, approx. 2½ acres, price ... $8200
ONLY $3,000 down. For particulars please phone Mr. Weber, EV 5-5433; Mr. Marion, EV 2-0697 or office EV 5-3435.

"5600.00" FULL PRICE

4-ROOM, RANCH-TYPE, STUCCO, 2-bedroom bungalow, located on an extra-large secluded lot. Included in the fine value is a well-built garage. THIS EXTREME VALUE WILL SELL FAST. Call Mr. Stretch, EV 5-6711, EV 3-7436 now and he will be pleased to show you this
$5600 GEM
Northwestern Securities of Victoria Ltd.

FAIRFIELD

Six rooms, bungalow, 3 or 4 bedrooms; new wiring, wired for range, water tank, H.A. heating, full basement, separate garage; one block from school, bus and shops. This is older but sound and a good buy. $2,750 down.
Full price ... $7500
Contact J. De Man, EV 4-2402

H. A. HUMBER LTD.
620 View St. EV 2-9161

CADBORO BAY, MODERN 3-BR home near Frank Hobbs School. Bright, spacious kitchen. O-O-M heat. Full price $15,475. Details B. Hindson, EV 3-7174, GR 7-1597. F. N. Cabeldu Ltd.

150 HOUSES FOR SALE

WHITTOME'S
Established 1898

NO STEPS OAK BAY

Compact two-bedroom home, ideal for retired couple. Nice-size living room, large kitchen with dining area. Attached garage. Good value here.
Priced at only ... $8500
$2,000 down will handle. For further details phone L. A. Squires, EV 2-4255 anytime; res EV 2-2269.

HIGH QUADRA OIL HEAT

Try your down payment on this 3-bedrm, full basement, oil-heated house, which has been completely redecorated throughout. Large, secluded, fenced lot. Kitchen range goes. Stucco and Duroid roof. Move right in, not a cent need be spent. Close to all conveniences. Large, separate garage.
Clear title. Full price ... $8500
Buy under an Agreement for Sale.
Guy Meuffels, EV 2-4255, anytime

NHA 3 BEDROOMS

Try your down payment on this brand new full basement, Oil-O-Matic bungalow. Spacious living room, open arch and wrought iron work. Roman brick FP and mahogany wall. Very smart mahogany cabinet kitchen and large, bright dining area. Three fair-sized bedrooms. Fully-insulated basement, drive-in garage and overhead metal door. Good district and value. $2,250 and $88 monthly taxes included, wanted, but your down payment with a little larger monthly payment may swing the deal. Full price ... $13,750
Mr. Drew, EV 2-4255 anytime; res. EV 3-4980.

A STEAL JUST COMPARE

BRAND NEW three-bedroom NHA type stucco and siding bungalow. L-shape living and dining rooms, cabinet kitchen and bath. Full high basement, packaged oil heat and electric hot water. Sloping, treed lot gives attractive outlook. Only 10 minutes from town. WHY PAY MORE when this real home can be yours for only ... $12,500
With $2,500 down and easy payments! EXCLUSIVE LISTING. B. Travers-Smith, EV 2-4255 anytime, EV 5-6653 Eves.

OAK BAY GIVEAWAY

This Oak Bay residence, a short block from the sea, cost ALMOST DOUBLE the asking price! Not only are the FOUR bedrooms, THREE FULL BATHROOMS, spacious sunken living rm, gloriously sunny sunroom, and a BEAUTIFULLY PANELLED DINING ROOM-BAR ROOM combined, but there are mirror walls, concealed lighting, and a wealth of custom-built-in fixtures. THIS IS LUXURY! Original cost over $40,000. For quick sale, ... $27,500
Terms can be arranged. Please call B. Travers-Smith, EV 2-4255 anytime, EV 5-6653 eves.

ARE YOU CROWDED

For more rooms? Here is an 8-room CITY home in very good convenient area. 4 bedrooms, living room, dining room, den or extra bedroom, kitchen, full basement. Only 1 block to bus, shopping area. Close to Hillside chain stores. All this for $3,500 down and full price ... $9650
only
Call R. Harris, EV 2-4255 anytime.

DUPLEXES

Two to be built, choice of either in good residential area. Very smart, 2-bedroom full basement plans and NHA loans available. About $3,500 down.
Full price ... $21,550
Mr. Drew, EV 2-4255, anytime.
Res. EV 3-4980 for further details.
J. H. WHITTOME & CO LTD.,
1218 Broad Street—EV 2-4255
anytime
Member Multiple Listing Bureau.

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1922

VIEW ROYAL COSY BUNGALOW

Situated on about one acre, nice level land, partly treed, good soil, some seclusion, mountain view, lovely 4-rm stucco bung. LR, 2 bedrms, lge kit, ample dining space, part bsmt, piped furnace, dr-in garage. A fine, desirable property for only ... $9500
Carl Phipps EV 5-1707, evenings

HIGH QUADRA VACANT

Immediate possession, fine 5-rm stucco bung, recently remodelled and in lovely condition. Full bsmt, 3 bedrms, lge kit, large garden, lawns and trees. Automatic oil heat, separate garage. Easy terms, good value. Glad to show this one. Only ... $8750
D. Okker EV 2-0224, evenings

LOW DOWN PAYMENT MODEST BUNGALOW

For those wanting a nice, compact economical home with 4 rooms and bsmt, this is just the thing. Located in Vic West, on sidewalk, in nice district. Immediate possession, good value, easy terms. Do not delay. ... $5500
See it now for
Ken Walters, EV 5-7820 evenings

FAIRFIELD RD. GOOD VALUE

Older, 6-rm bung on small, commercially-zoned lot; handy to bus, church, school and shops. Thru hall, LR, den, 3 bedrms, lge elec kit, full bsmt, furnace; sep garage. 1,200 sq. ft. of good living space in good location, on general terms for only ... $7500
Carl Phipps, EV 5-1707 evenings

TAYLOR SPITTAL
821 FORT STREET EV 4-9308

YOUR PROTECTION IS OUR PROFESSION

NHA 3 BEDROOMS Full Basement Oil Heat Drive-In Garage
AS LOW AS $500 DOWN

For further information please call Roy Green or Steve Stephen, EV 4-9755 anytime.

GORGE
$2,000 DOWN

New Oil-O-Matic hot-air forced heating. Solidly-built, warm stucco basement bungalow with drive-in garage. Spacious 15x18 LR, 2 large bedrms, family cabinet kitchen with tile sink and oil range. Extra bedrm in basement. Lovely lot, 56x115, in lawns, shrubs and fruit trees. Terms, $9,850. Call George Thornelo, EV 2-7276 Res. GR 7-2771. Town & Country Homes Ltd.

150 HOUSES FOR SALE

TOWN & COUNTRY HOMES LTD.
1923 Quadra St.
"PARKING NO PROBLEM"

NAVY ATTENTION
$1500 DOWN

Exceptional opportunity to acquire this lovely modern 5-room stucco bung of approx. 1,100 sq. ft. Large living room, full dining room, cabinet electric kitchen with dining space, 2 large bedrooms. Full high basement with oil hot-water heating plant. Laundry trays and plumbed for automatic washer. Attached carport. Pay balance direct to owner on agreement of sale. Gorge area near bus and store. Don't miss it. Only $1,500 down. A real buy at ... $12,950
Bill Ludlow, EV 2-7276, res. EV 3-5101

1900 Sq Ft RANCH HOME
DE LUXE

In popular wooded location among Victoria's finest, this contractor's home was built for himself and has the finest of materials and finish throughout. From the spacious foyer to the Hollywood bath there is an air of spaciousness and convenience. The panelled open-beam LR is 21'x14'. There is a family dining room with SUN DECK off. The three bedrooms are good old-fashioned size with super closets. There is a spacious family room and extra plumbing plus an office and two-car garage. ALL THIS ON ONE FLOOR WITH NO STEPS. THE PRICE IS ONE OF THE NICEST FEATURES. Only ... $19,500
and very good terms included in NHA 5¼% mortgage. DO LET ME SHOW YOU. Phil Simpson, phone EV 2-7276, res. EV 5-5942.

½ BLOCK JUBILEE HOSPITAL

This older type bungalow has all one could desire for convenience and comfort. Living room with FP. Family dining room, large wired kitchen